

PLANNING & ZONING COMMISSION
May 1, 2008

TO: Dominic Palumbo, Chairman	William O'Hare, Alternate
James J. Giuliotti, Vice Chairman	John H. Vanacore, Alternate
Douglas Roberts, Secretary	Antoinetta A. Carmody, Alternate
Vern Carlson	
Brian Cummings	
Alan Fredricksen, Land Use Administrator	
Andrew Bevilacqua, Acting Town Engineer	

REMINDER

There will be a meeting of the Planning & Zoning Commission on Monday, May 5, 2008, at the Parks and Recreation Center on Linsley Street in Room #2 at 7:00 PM, to consider the following applications:

AGENDA

8-24 Referrals

1. #P08-44 Section 8-24 Referral – Application of the Town of North Haven for an Addition to and Renovation of the Joyce C. Budrow Senior Center, 189 Pool Road.

PUBLIC HEARING:

1. #P08-30 Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Haven East, LLC, Applicant and Owner, relative to 410 Clintonville Road, (Map 69, Lot 5). Plan Entitled: Topographic/Boundary Map, Prepared by Martinez Couch & Associates, LLC, Dated 9/7/01. Scale 1" = 10'. R-40 Zoning District.
2. #P08-34 Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Timothy J. Lee on behalf of James Nan, Applicant, 354 Washington Avenue, LLC, Owner, relative to 344 Washington Avenue, (Map 85, Lot 123). Plan Entitled: As-built, Property Located at 344-354 Washington Avenue, North Haven, Connecticut, Prepared by Criscuolo Engineering, LLC, Dated 3/22/04, rev. 2/6/08. Scale 1" = 30'. CB-40/R-12 Zoning Districts.

3. #P08-40S Special Permit Application (as authorized by Section 9.1.3.7.1) of Douglas Gray, Eclipse Development Group, Applicant, North Haven Commons Development, LP, Owner, relative to 240-300 Universal Drive North, (Map 21, Lot 9 & Map 16, Lot 4). Plan Entitled: North Haven Commons Prepared by Architects Orange, Dated April 8, 2008. Scale 1" = 40'. IL-80 Zoning District.
4. #P08-41S Special Permit Application (as authorized by Section 9.1.3.7.1) of Target Corporation, Owner and Applicant, relative to 200 Universal Drive North (Map 16, Lot 5). Plan Entitled: Improvement Location Survey, Prepared by John Meyer Consulting, P.C. Dated 11/9/05. Scale 1" = 40'. IL-80 Zoning District.
5. #P08-42S Special Permit Application (as authorized by Section 9.1.3.7.1) of National Realty & Development Corp., Applicant, North Haven Holdings, LP, Owner, relative to 100 Universal Drive North, (Map 16, Lot 2). Plan Entitled: Improvement Location Survey, Prepared by John Meyer Consulting, P.C. Dated 11/9/05. Scale 1" = 40'. IL-80 Zoning District.
6. #P08-43 Zone Change Application of Connell Associates Architects, P.C., Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street, (Map 51, Lots 13&14). Plan Entitled: Zone Change Application, Property of 160-166 State Street, North Haven, CT. Prepared by Neriani Surveying, Dated April 8, 2008. Scale 1" = 30'. O-12/CB-40 Zoning Districts.

SITE PLANS:

7. #P08-35 Site Plan Application of Timothy J. Lee, Applicant, Vincent and Carol Cangiano, Owner, relative to 85 Middletown Avenue, (Map 7, Lot 29). Plan Entitled: Site Development Plans for Proposed "Rite Aid" Pharmacy, Prepared by Bohler Engineering, P.C., Dated 1/18/08. Scale 1" = 30'. CB-20/R-20/R-40 Zoning Districts.
8. #P08-36 Site Plan Application of Barry Steinberg, Applicant, Yuentak Cheung, Owner, relative to 585 Washington Avenue, (Map 95, Lot 37). Plan Entitled: Sip's and Casa Nostra, 585 Washington Avenue, North Haven, Connecticut. Prepared by Steinberg Associates, Dated 4/21/08. Scale 1" = 20. IL-30 Zoning District.
9. #P08-37 Site Plan Application of Donald Aurora, Applicant, Luciani Realty, Owner, relative to 117 Washington Avenue, (Map 73, Lots 9&5). Plan Entitled: As-Built Site Plan, 117 Washington Avenue, North Haven, CT. Prepared by John Paul Garcia & Assoc., Dated 5/25/06. Scale 1" = 40'. IL-30/CA-20 Zoning Districts.

10. #P08-38 Site Plan Application of United Aluminum Corporation, c/o George Hennessey, Applicant, John S. Lapidès, Owner, relative to 100 United Drive, (Map 28, Lot 8). Plan Entitled: United Aluminum Corporation, 100 United Drive, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC, Dated 3/14/08. Scale 1" = 50'. IG-80 Zoning District.
11. #P08-38A CAM Application of United Aluminum Corporation, c/o George Hennessey, Applicant, John S. Lapidès, Owner, relative to 100 United Drive, (Map 28, Lot 8). Plan Entitled: United Aluminum Corporation, 100 United Drive, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC, Dated 3/14/08. Scale 1" = 50'. IG-80 Zoning District.
12. #P08-39 Site Plan Application of the Hertz Corporation – Declan Monaghan, Applicant, 440 Sackett Point, LLC – Earl Tucker, Jr., Owner, relative to 440 and 444 Sackett Point Road, (Map 35, Lots 3 & 4). Plan Entitled: Property & Topographic Survey, Property of 440 Sackett Point, LLC, 440 & 444 Sackett Point Road, North Haven, Connecticut. Prepared by Godfrey-Hoffman Associates, LLC, Dated 05-03-06, rev. 3/11/08. Scale 1" = 20'. IG-80 Zoning District.
13. #P08-39A CAM Application of the Hertz Corporation – Declan Monaghan, Applicant, 440 Sackett Point, LLC – Earl Tucker, Jr., Owner, relative to 440 and 444 Sackett Point Road, (Map 35, Lots 3 & 4). Plan Entitled: Property & Topographic Survey, Property of 440 Sackett Point, LLC, 440 & 444 Sackett Point Road, North Haven, Connecticut. Prepared by Godfrey-Hoffman Associates, LLC, Dated 05-03-06, rev. 3/11/08. Scale 1" = 20'. IG-80 Zoning District.
14. #P08-40 Site Plan Application of Douglas Gray, Eclipse Development Group, Applicant, North Haven Commons Development, LP, Owner, relative to 240-300 Universal Drive North, (Map 21, Lot 9 & Map 16, Lot 4). Plan Entitled: North Haven Commons Prepared by Architects Orange, Dated April 8, 2008. Scale 1" = 40'. IL-80 Zoning District.
15. #P08-40A CAM Application of Douglas Gray, Eclipse Development Group, Applicant, North Haven Commons Development, LP, Owner, relative to 240-300 Universal Drive North, (Map 21, Lot 9 & Map 16, Lot 4). Plan Entitled: North Haven Commons Prepared by Architects Orange, Dated April 8, 2008. Scale 1" = 40'. IL-80 Zoning District.

DELIBERATION SESSION: #P08-44, Section 8-24, 189 Pool Road
#P08-30, 410 Clintonville Road
#P08-34, 344 Washington Avenue
#P08-40S, 240-300 Universal Drive North
#P08-41S, 200 Universal Drive North

#P08-43, 160-164 State Street
#P08-35, 85 Middletown Avenue
#P08-36, 585 Washington Avenue
#P08-37, 117 Washington Avenue
#P08-38, 100 United Drive
#P08-38A, 100 United Drive
#P08-39, 440-444 Sackett Point Road
#P08-39A, 440-444 Sackett Point Road
#P08-40, 240-300 Universal Drive North
#P08-40A, 240-300 Universal Drive North

INFORMAL PRESENTATION:

OTHER: Executive Session with Town Attorney to discuss pending litigation
- Kings Highway Assoc. Et Al vs. Planning & Zoning Commission

EXTENSIONS:

BONDS:

CHANGE OF USE : 55 State Street
139 Middletown Avenue

CORRESPONDENCE: - Nelcon/Connecticut Handi-van,
- FEMA letter dated April 14, 2008
- Pat Ferraro, Pondview Estates Association
letter dated March 13, 2008
- Conn. Federation of Planning & Zoning Agencies,
Quarterly Newsletter, Spring 2008

MINUTES: April 7, 2008

ADJOURN:

PLEASE CALL THE LAND USE OFFICE IF YOU ARE UNABLE TO ATTEND